

# PFK

3 The Heads, Keswick, Cumbria CA12 5ES

Guide Price: £650,000





## LOCATION

Enjoying a lovely position overlooking Hope Park, a short walk from Keswick town centre and within the Lake District National Park which has World Heritage status. Set amongst some spectacular scenery, Keswick is a bustling market town on the shores of Derwentwater. The town's many amenities include a variety of shops, restaurants and pubs, museum, cinema and the much respected Theatre By The Lake.

## PROPERTY DESCRIPTION

A traditional end of terrace town house, dating from 1906, overlooking Hope Park, with the inspiring surroundings of the Lakeland fells. This substantial stone built property offers spacious and versatile accommodation including a large cellar that could be further utilised, reception room on the ground floor with bay window to front with sliding doors into the dining room, kitchen with steps down to the parking at the rear and access to a large cellar. On the first floor is a second reception room enjoying elevated views, this would be an equally lovely master bedroom, with a bathroom towards the rear, shower room and another double bedroom. Then on the second floor are a further two double spacious bedrooms.

A sought after part of the town and within easy walking distance of the centre, with allocated off road parking.

## ACCOMODATION

### Hallway

2.03m x 1.26m (6' 8" x 4' 2") Stairs to first floor and radiators.

### Reception Room 1

4.88m x 3.38m (16' 0" x 11' 1") Bay window to front aspect, cast iron open feature fireplace with tiled surround, hearth, mantle and radiator.

### Dining Room

3.84m x 3.94m (12' 7" x 12' 11") Window to rear aspect, boiler, radiator and sliding glass doors into the front reception room 1

### Kitchen

3.67m x 2.70m (12' 0" x 8' 10") Dual aspect, door to side, a range of matching wall and base units, complementary work surfacing stainless steel sink, drainer and mixer tap, oven with electric hob and extractor over, free standing fridge, plumbing for washing machine or dishwasher and a radiator.

### Cellar Room 1

3.67m x 4.83m (12' 0" x 15' 10") Window to front aspect and currently a freestanding wooden sauna

### Cellar Room 2

3.85m x 4.87m (12' 8" x 16' 0") Window to side aspect, original cast iron range oven, stainless steel sink with mixer tap, plumbing for a washing machine .

### Cellar Room 3

2.85m x 2.75m (9' 4" x 9' 0") Window to side aspect, door to rear and WC.

## FIRST FLOOR

### Landing

2.36m x 1.77m (7' 9" x 5' 10") Velux window

### Bathroom

1.73m x 2.69m (5' 8" x 8' 10") Window to rear aspect, wash hand basin, bath, WC and a radiator.

### Shower Room

1.84m x 0.80m (6' 0" x 2' 7") Window to side aspect, WC, shower cubicle with electric shower.

### Reception Room 2/ Master bedroom

3.64m x 4.78m (11' 11" x 15' 8") Windows to front aspect with the bay window enjoying the wonderful Lakeland fells views, feature cast iron fireplace with tiled surround, hearth, mantle and two radiators.

### Bedroom 2

3.81m x 3.14m (12' 6" x 10' 4") Window to rear and a radiator

## SECOND FLOOR

### Landing

2.04m x 1.82m (6' 8" x 6' 0") With velux window, built in storage cupboard, radiator and a loft hatch.

### Bedroom 3

3.62m x 4.81m (11' 11" x 15' 9") Window to front aspect and two radiators.

### Bedroom 4

3.86m x 2.91m (12' 8" x 9' 7") Window to rear aspect and a radiator.

## EXTERNALLY

### Garden and parking

To the front is a traditional Lakeland stone wall with mature shrubs. Shared vehicular access leads down the side of the property to the allocated parking behind. There is an outhouse connected to the rear of the property for storage.

## ADDITIONAL INFORMATION

### Referral and other payments

PFK work with preferred providers for the delivery of certain services necessary for a house letting. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Company M & G EPCs Ltd - EPC and floorplan £35.00; EPC only £24.00; floorplan only £6.00. Company RentGuarantor Ltd (guarantor service provider) – 7.5% of the revenue collected by them. 'Mark-Up Values' - PFK receive payment in respect of the following - inventories: figure ranging between £80 and £130; tenant referencing: £32; fitting of smoke/carbon monoxide alarms: £5. All figures quoted are inclusive of VAT.

### SALE DETAILS

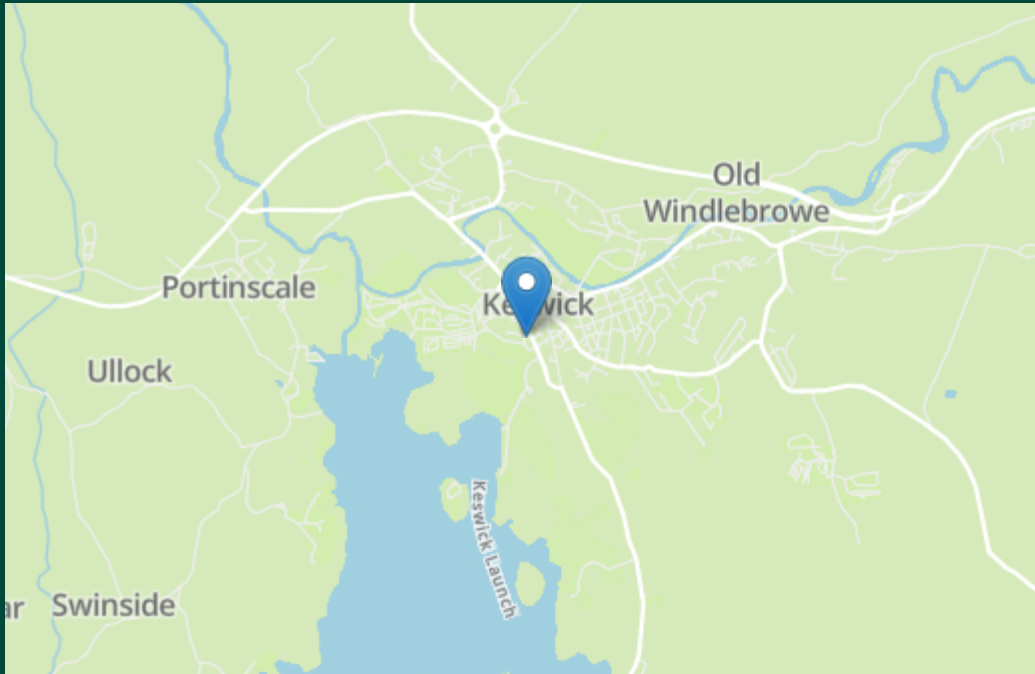
Mains electricity, gas, water and drainage. Gas central heating. Doubled glazed throughout. Telephone and broadband connections installed subject to BT regulations. Please note the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order

Council Tax: Band E

Viewing: Through our Keswick office, 017687 74546.

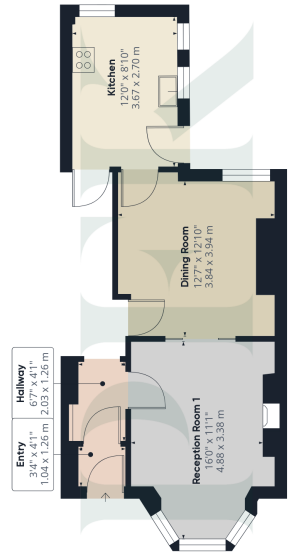
Directions: From the office head left to the top of the street and along Bank Street (with Bell Close car park on the left). Continue to mini roundabout then take the first exit on to Tithebarn Street and proceed for approx. 500 yards. After the Central car park on the left, take the next right before the roundabout. The property can be seen a short distance on the left hand side, with parking at the rear, which is accessed down the side of the property.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

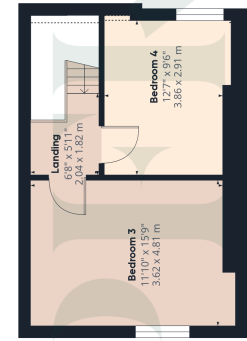
**PFK**



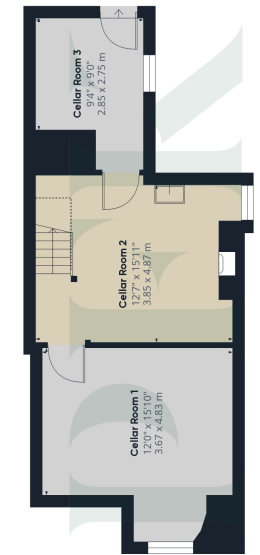
**Approximate total area<sup>(1)</sup>**  
 1840.19 ft<sup>2</sup>  
 170.96 m<sup>2</sup>

**Reduced headroom**  
 17.4 ft<sup>2</sup>  
 1.62 m<sup>2</sup>

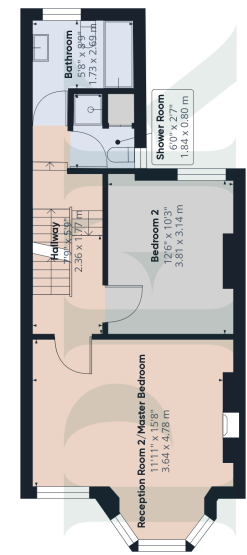
Floor 0



Floor 2



Floor -1



Floor 1

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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